

Draft Recommendations				
Recommendation	Explanation	When will it be implemented? Short, Medium, Long	How will it be implemented? i.e. legislation, policy, etc.	Money needed? High, Medium, Low, No Cost
Priority Funding Areas				
Reconfigure PFAs to include three (3) tiers- priority growth areas, stabilization areas and priority conservation areas. Incentives for each tier should be examined. Consideration should also be given to alternative energy resources, housing, economic development, reinvestment areas (i.e. Enterprise Zones, Designated Neighborhoods etc.) and stronger density requirements and performance standards in the reconfigured PFA structure.	The concept of reconstituting PFAs grew out of many discussions about the need to improve the focus of smart growth and rural conservation. MDP, at the Chair's request, expanded the tiered approach under two categories: Development: Priority Growth Areas, Priority Reinvestment Areas, and Stabilization Areas and Conservation: Rural Resource Lands- Level 1, Rural Resource Lands- Level 2 and Small Scale Conservation Areas. The outcome of this concept was the formation of a PFA Workgroup.	Medium	Legislation, Policy	Medium
The State should encourage density in PFAs around transit areas in its reconstituting of PFAs. This will be accomplished through legislation and policy changes. The State should encourage transit supportive, higher density land uses in PFAs to foster and encourage transit usages as cost-effective alternative transportation to driving alone.	In an effort to address transit options within PFAs it was recommended that transit can be more intensely utilized if land uses would be planned to support it. This recommendation also came out of the concern of high gas prices.	Medium	Legislation, Policy	Medium
The comprehensive plan should recognize and address PFAs. Local zoning ordinances should comply with the local comprehensive plan and thereby be able to drive what happens on the ground in order to fulfill the PFA law.	Often, PFAs are not mentioned in both the zoning ordinance and comprehensive plan. This is an omission which should not be overlooked since PFAs are a strong planning tool for growth and development. Further, PFAs should be subject to the public participation process.	Medium	Legislation	Low
The State and local governments should educate the public about PFAs and its policies and programs.	The primary focus should include the efficiency of PFAs; its programs and the benefits of down zoning outside of PFAs to encourage growth inside PFAs.	Short	Policy	No Cost

Reconsider PFA criteria and the process for certifying PFAs.	The PFA criteria is specific and can sometimes be an impediment to PFA certification, which can effect if a jurisdiction is eligible to receiving some State funding.	Medium	Legislation, Policy	No Cost
<i>Water and Sewer Planning</i>				
Address potential conflicts between directing growth inside PFAs and local water quality requirements and nutrient caps.		Medium	Legislation	Low
Change the existing law which permits municipalities to submit their water and sewer master plans directly to MDE for approval.	The county water and sewer plans may not always address or take into consideration municipal water and sewer plans.	Medium	Legislation, Policy	No Cost
As a policy, consider natural resources when planning for growth, especially where water availability is concerned.	Natural resources and specifically water are integral to growth- if it is feasible, if there are limits. Highlighting these issues and addressing them can inform all other aspects of planning for growth.	Short	Policy	No Cost
Strengthen the requirement for septic system permits which mandate better technology for nitrogen removing system.	Current septic system allowances may not fully protect the environment.	Short	Legislation, Policy	Low
<i>Smart Growth</i>				
Define smart growth.	The Task Force has recast the Eight Visions as set forth in the 1992 Planning Act to twelve. The original eight were viewed as being stale as they had not been updated since 1992. The new twelve visions update and address smart growth principles for the 2000s.	Short	Legislation	No Cost
Recommend a legislative remedy to the Terrapin Run case.	Amend Article 66B to remove any ambiguity and make it clear that a local jurisdiction must implement and follow the comprehensive plan it adopts.	Short	Legislation	No Cost

Examine a statewide gas tax in the context of promoting smart, sustainable growth.	The implementation of a gas tax could potentially decrease the amount we drive, make developments in our rural areas unattractive and direct growth to our existing neighborhoods and commercial areas.	Long	Legislation	Low
Change Article 66B to require local comprehensive plan review/update from six (6) years to ten (10) years.	Local governments spend at a minimum two years to update a comprehensive plan which leave four years between updates before the process must be started again.	Medium	Legislation	No Cost
Expand the Local Government Infrastructure Financing Program.	The LGIF is an under-utilized tool of the State. It's expansion would assist local governments in financing many projects that are costly but necessary.	Medium	Legislation	Medium
Encourage reinvestments and/or tax credits for brownfields/greyfield to encourage transit oriented development, stimulate development in BRAC Zones and for in-fill development.	These types of investments would typically be accomplished in our existing growth areas, promoting smart, sustainable growth.	Medium	Legislation, Policy	Medium
Reauthorize the historic property rehabilitation tax credit program and remove aggregate caps on the program.	This program can be a strong tool to directing growth and development to existing neighborhoods and commercial areas. The removal of the cap could translate into more investments.	Medium	Legislation	High
Hold continual public outreach to educate local officials and citizens about smart growth and all that it entails.	Public scrutiny and misunderstanding of smart growth principles undermine its purpose. Education of officials and citizens can only serve as a positive influence on how smart growth is	Short	Policy	No Cost
Reconvene the State Planning Commission with a clear charge and to address interjurisdictional issues.	The State Planning Commission sunset in 2002. This may be one avenue to address interjurisdictional issues.	Short	Legislation	No Cost
Incentivize telecommuting.	Telecommuting can be an effective way to contribute towards the reduction of congestion.	Long	Legislation, Policy	Low
<i>Resource Conservation</i>				
Development of a set of recommendations for agricultural preservation initiatives.	The effort of creating such a list can help to clearly prioritize Maryland's conservation goals.	Short	Policy	No Cost

Target resource protection and production. This is part of the original Task Force recommendation to the tiered approach to PFAs.	The concept of reconstituting PFAs grew out of many discussions about the need to improve the focus of smart growth and rural conservation. MDP, at the Chair's request, expanded the tiered approach under two categories: Development: Priority Growth Areas, Priority Reinvestment Areas, and Stabilization Areas and Conservation: Rural Resource Lands- Level 1, Rural Resource Lands- Level 2 and Small Scale Conservation Areas. The outcome of this concept was the formation of a PFA Workgroup.	Medium	Legislation, Policy	Medium
Expand the State Installment Purchase Program (IPP).	The IPP contributes to the conservation of Maryland's rural resources.	Medium	Legislation	Medium
Purchase development rights to preserve legacy farms.	The purchase of development rights can help to conserve Maryland's rural resources.	Medium	Legislation, Bonds	Medium
Serve rural areas but tie to access management.	The effort would be to strike a balance.	Medium	Legislation, Policy	Low
<i>State Development Plan</i>				
State adopt a State Development Plan.	A State Development Plan is mandated by State law.	Short	Legislation	Low
Determine the role of a State Development Plan.	The discussion of the role varied, on one hand some members felt that a State Development Plan should be a culmination of county and municipal plans while others felt that such a plan should be a guide for how the State spends its money.	Short	Legislation	No Cost
Require that State spending be consistent with a State Development Plan.	The State should have a plan for how it spends its money.	Short	Legislation, Policy	No Cost
Require that Article 66B is incorporated into a State Development Plan.	Some Task Forces members have felt that a State Development Plan should follow the same criteria as the local plans.	Medium	Legislation, Policy	No Cost
Require a rural resource element in the State Development Plan.	Rural resources and initiatives associated with it should be focused since conservation is another tool to directing growth to designated growth areas.	Short	Legislation	Low
Include an economic development plan as part of a State Development Plan.	Economic development greatly influences the development of Maryland and should be planned for within a State Development Plan.	Short	Policy	Low

Infrastructure				
Provide local governments with additional authority to implement new revenue sources, such as transfer tax and excise tax authority, with revenue being dedicated to provide for infrastructure improvements. Implementation would be a local option.		Medium	Legislation	Low
Require that MDP update the 2004 Infrastructure Survey periodically and:		Medium	Policy	Medium
a.) Undertake this survey on a regular and predictable basis (once every ten years).		Medium	Policy	Medium
b.)Continue to make changes in the survey to ensure that there is clarity in the definition of terms so that results are consistent across jurisdictions and over time.		Medium	Policy	Low
c.)Consider asking about infrastructure needs in growth areas in future surveys in addition to asking for infrastructure needs in Priority Funding Areas.		Medium	Policy	Low
State and, if available, federal funding should be provided to the Maryland Department of the Environment so that it can complete the state-wide hydrology study.	This is necessary so that the State can better assess its water resources. An interim measure, a strategy should be developed to address growth in water-constrained Priority Funding Areas.	Long	Legislation	High
The Maryland Department of the Environment should carefully review existing standards and the programs of other states to develop policies and regulations that maximize opportunity for water reuse without compromising public health and explore the use of State funds to help jurisdictions acquire rights for land application of treated wastewater.		Medium	Legislation, Policy	Low
The State should study potential state-wide funding sources that could be used to generate revenue for infrastructure to support smart growth without impacting local revenue sources.		Short	Policy	Low

Expand the Department of Housing Community Development’s Local Government Infrastructure Finance Program.	The Department of Housing Community Development’s is currently reviewing options for enhancing the reach of the Local Government Infrastructure Finance Program. Requests from local governments for assistance with municipal bond financing have nearly tripled from \$33 million in 2007 to more than \$100 million for 2008. The issue under review is use of the Maryland Housing Fund’s resources as a credit enhancement, replacing the costly private bond insurance that now excludes many smaller towns and cities from the municipal bond market. In addition, the Department is looking at other models for infrastructure investment, including the Virginia Resource Authority, which provides a similar service to the Department of Housing Community Development’s Local Government Infrastructure Finance Program but at a larger scale.	Medium	Legislation	High
Improve existing transit facilities.	Additional site-level investments in transit facilities may reduce vehicle trips and thereby offset the need for certain highway improvements. The opportunities for such alternative investments should be identified and investigated for their practicality and cost effectiveness.	Medium	Legislation, Policy	Medium
Local growth policies should encourage developers to design concentrated and walkable communities in areas where such development is appropriate. One possibility is to give upgrades and maintenance of existing infrastructure a high priority. Adopting such a “fix it first” policy would stabilize and improve infrastructure capacity for infill areas.			Policy	Low
The Task Force should be briefed on the changes in infrastructure funding over last several decades to gain appreciation for the changing roles of government entities.				No Cost

Develop a Storm Water Management and Utilities Usage Fee.	While creation of this fee would provide new revenues, taxpayers may object that there is no need for additional capacity and that new development is not needed. This has been politically difficult to implement. The State should nonetheless create local enabling authority. Implementation would be a local option.	Medium	Legislation	Medium
MDE should broaden the scope of its stakeholder group on Chapter 198 to explore how to address the need for water in Priority Funding Areas.	If smart growth is to take place in Priority Funding Areas where the water balance policy restricts the appropriation of water, interim relief will be necessary until the funding is provided and the recommended studies completed. There may be aspects of State water rights law that also need to be reevaluated.	Medium-Long	Legislation	Low
<i>Water quality recommendations:</i>				
Continue to regulate development to minimize its point and nonpoint pollutant contributions.		Ongoing	Policy	Low
Provide funding to implement local watershed plans (Watershed Restoration Action Strategies).		Medium-Long	Legislation	Medium
Implement the Phase I and II of the nutrient cap management and trading program for pollutant reduction.		Medium-Long	Policy	Medium
Develop policies at the State and local level consistent with protecting the environment and public health to reduce the cost of using spray irrigation for waste disposal.	Examples of potential cost savings include: preapproval of spray irrigation sites by county water and sewer plans, adjustment of local buffer requirements to match the State's 25 foot buffer for spray site and, when appropriate, allowing winter discharge to reduce system storage requirements.	Short-Medium	Policy	Low
Intensify cooperation between federal/state/local government agencies to address impaired water ways.		Ongoing	Policy	No Cost

Deferred to the Adequate Public Facility Ordinances Workgroup for				
The State should work with jurisdictions to develop a plan and a schedule for correcting their inadequate public facilities. This should be done even if implementing the plan is contingent on the availability of financing.		Medium	Local/State Collaboration	No Cost
New development generating demand for public facilities should “pay its way” for such facilities.	For example, adequate public facilities ordinances and current development regulations often do not address the development’s off-site right of way requirements for State and county infrastructure and traffic mitigation.	Medium	Local Policy	Low-Medium
Local jurisdictions with lower class size standards than the State Rated Capacity must be prepared to fund the additional school square footage above the State standard.	These requests conflict with State policy and should possibly not be considered for funding where the local jurisdiction does not adopt a State policy yet still requests funding.	Short	Local Policy	Medium-High
Develop a sunset provision on adequate public facility ordinances and/or require mandatory redistricting of overcrowded schools.	This is to prevent building new schools outside of designated growth areas in response to an adequate public facility ordinance or identify priority growth areas where State and local agencies should concentrate efforts to address needs and lift adequate public facility moratoria.	Short	Local/State Collaboration	Low-Medium

The following are concepts discussed by the Infrastructure Assessment workgroup, but consensus was not achieved:

Institute smart growth performance measures for development approvals.	When State funds are used to fund local infrastructure development, these measures could be used to establish priorities among competing projects. The workgroup believed that such measures would fail due to the variety of circumstances among the jurisdictions. In other words, one size could not fit all.
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Prior to development projects approval at the State or local level, adequate infrastructure needs to be either be in place or planned to support the project.	If adequate infrastructure is not currently available and not likely to be available in time to support the anticipated development project, the project should not be approved until such infrastructure is identified and approved. This concept states standard practice and essentially does not add substance to our recommendations.
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Jurisdictions should include a discussion of adequate public facilities in their comprehensive plan and adequate public facilities ordinances should be linked to the comprehensive plan.	The workgroup was concerned that the many recent additional comprehensive plan requirements are resulting in “plan bloat”. Therefore the group chose not to recommend adding this requirement.
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A workgroup should be convened to review and possibly revise the public school funding process and standards as it relates to expansion/improvement versus new construction of schools. The workgroup understands that a State task force has recently addressed this issue and it is considered settled for now.